

NOTICE OF SALE

**NOTICE OF SALE CIVIL ACTION NO. 2012-CP-02-00122 BY VIRTUE** of the decree heretofore granted in the case of: Wells Fargo Bank, N.A. vs. Matthew Carson, et al., the undersigned Master in Equity for Aiken County, South Carolina, will sell on October 7, 2013 at 11:00AM, at the Aiken County Courthouse, City of Aiken, State of South Carolina, to the highest bidder:


**ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF AIKEN, STATE OF SOUTH CAROLINA BEING SHOWN AND DESIGNATED AS LOT 16, MEALING HEIGHTS SUBDIVISION AS SHOWN UPON PLAT THEREOF MADE JUNE 5, 1951 BY JONES AND MURPH RLS RECORDED IN MISC BOOK 41 AT PAGE 91, RECORDS OF AIKEN COUNTY, REFERENCE BEING MADE TO SAID PLAT FOR A MORE COMPLETE DESCRIPTION AS TO METES BOUNDS AND LOCATION OF SUBJECT PROPERTY.**

**THIS BEING THE IDENTICAL PROPERTY CONVEYED TO MATTHEW CARSON BY DEED OF RICHARD A. EDBERG AND CHERI A. POWELL DATED JUNE 3, 2008 AND RECORDED ON JUNE 18, 2008 IN BOOK 4208 AT PAGE 2119 RECORDS OF AIKEN COUNTY, SOUTH CAROLINA.**

CURRENT ADDRESS OF PROPERTY: 408 Mealing Drive, North Augusta, SC 29841  
TMS: 007-15-01-041

TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Master in Equity, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but to be forfeited and applied first to costs and then to the Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail to comply with the other terms of the bid within twenty (20) days, then the Master in Equity may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). No personal or deficiency judgment being demanded, the bidding shall not remain open after the date of sale and shall be final on that date, and compliance with the bid may be made immediately. Purchaser to pay for documentary stamps on the Deed. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 4.875% per annum. The sale shall be subject to taxes and assessments, existing easements and restrictions, easements and restrictions of record and any other senior encumbrances.

In the event an agent of Plaintiff does not appear at the time of sale, the within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

  
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The Honorable M. Anderson Griffith  
Master in Equity for Aiken County

Brock & Scott, PLLC  
3800 Fernandina Road, Suite 110  
Columbia, SC 29210  
Attorneys for Plaintiff